

**VERNON CITY COMMISSION
REGULAR MEETING
JANUARY 28, 2020**

Mayor Douglas Jeffrey IV called the Regular Meeting of the Vernon City Commission to order at 6:30 p.m. on January 28, 2020 at City Hall, and a quorum was declared present.

Mayor Douglas Jeffrey IV

Commissioners: Britt Ferguson, Pam Gosline, Don Aydelott, Justin Marsh

Staff Present: City Manager Martin Mangum, City Attorney Jon Whitsitt, Finance Director Dee Boatenhamer, Fire Chief J.J. Oznick, Police Chief Randy Agan, Community Development Director Monica Wilkinson, Code Enforcement David Pilcher, Public Works Director Darell Kennon, Municipal Court Judge Lori Adams, Tourism Director Amanda Lehman, City Secretary Marsha Jo Stone

1. **Call To Order**
 - A. Declaration of Quorum – Mayor Jeffrey declared a quorum
 - B. Invocation – Commissioner Marsh led the group in the Invocation
 - C. Pledge of Allegiance – Commissioner Marsh led the group in the pledge to the United States Flag and to the Texas Flag
2. **Executive Session** – Personnel – Municipal Court Judge 551.074

Commissioner Gosline made the motion to enter into Executive Session at 6:01 pm

Commissioner Aydelott seconded the motion, which passed with a unanimous vote.

Exit Executive Session

Commissioner Gosline made the motion to pause Executive Session at 6:49 pm

Commissioner Marsh seconded the motion, which passed with a unanimous vote.

3. Proclamation – Mayor Douglas Jeffrey read the Proclamation recognizing the last week in January, 2020 as BGC Vernon Lego Robotics Team
4. **Consent Agenda:**
 - A. Approval of the Minutes of the Regular City Commission meeting held on Tuesday, November 19, 2019.
 - B. Approval of the Finance Investment Report, Vouchers, Payroll and Benefit Expense for November 1, 2019 to November 30, 2019
 - C. Approval of other Department Reports

Commissioner Aydelott moved to approve the consent agenda.

Commissioner Ferguson seconded the motion, which passed with a unanimous vote.

5. Public Comment

None

6. Discussion, Consideration and Take Possible Action on Resolution Number 1041 in support of a proposed affordable housing name Vernon Pioneer Crossing, LLC

Michael Beard addressed the Commission "there have been a few concerns that have come up. One is the size of the development could have a negative impact on the other developments within the city of Vernon. We have run the numbers and we like the idea of going with 64 units on 10 acres. This would allow us to give a little buffer between us and the property we are adjacent to and add two or three acres of green space. We are proposing to have the entrance just tie into Stadium Drive north of the 1916 property. We know where we stand with TDHC, we are the only application which has applied. If the City wants this, we have a very good chance of being approved for this project. We have reached out to the residents and we are willing to build a fence, add green space and only build adjacent to two sides of the property."

Commissioners responded to concerns with code enforcement and vacancies with other similar developments.

Karen Atkins "we are still against this and after talking to our neighbors they don't want this. He told us to go look at Henrietta and Burk Burnett and we did. It is not what he says. It is going to devalue our home and our neighbors. There are over 100 vacancies of rental property in Vernon. There are not from Vernon, we are. I have been here all my life and plan on staying here unless I am moved out by slums."

Rance Atkins "I appreciate the time and work you do for the city. I believe it is going to devalue our homes and neighbors. We have lived there 24 years and have had friends and neighbors approach us about this development and they don't want it. There is a lot of traffic on Stadium Drive and I feel like this will increase. We are not opposed to individuals buying lots around us and building homes but we don't want this development. I hope you will vote not to change the zoning."

Chuck Rainey "my question is Red River set out to be the same but got in to HUD housing and then the requirements changed. I have vacancies in the cottages."

Angela Bradford "I am adjacent to the property and there is a natural waterway that flows right through the middle of the property. Which means they will build up the property and we will get the brunt of it. Bottom line it is going to decrease my property value. I am not in support of the development."

Amanda Lehman "I hear what the homeowners around this property are saying but coming from a person who is constantly looking out for what Vernon's future looks like. I am concerned that if we continue to turn development away we will never get development. This may not be industry but it is development and it could potentially help us. If you are not showing development in your community other industries will not come here. There are a lot of rental properties available but some people are looking for upscale rental property. This may not be ideal but it is moving forward and showing growth."

Charles McArthur "when Mr. Beard came to the Planning and Zoning Commission two months ago there were some citizens there who were concerned about the waterway. He told them what he would try to do with the waterway. He has stated they would construct a fence. He has tried to do everything that is asked. We are talking about something new and we need to give it a chance. If we keep turning development away Vernon is going to die out."

Linda Shivers handed the Commissioners some printouts concerning the developer.

Commissioner Gosline made the motion to approve Resolution Number 1041 in support of a proposed affordable housing named Vernon Pioneer Crossing, LLC.

Commissioner Ferguson seconded the motion, which passed with a vote of 3 (Gosline, Ferguson, Jeffrey) No (Aydelott, Marsh)

7. Discussion, Consideration and Take Possible Action on Ordinance Number 1752 changing the boundaries of zoning.

Commissioner Gosline made the motion to approve Ordinance Number 1752 changing the boundaries of zoning.

Commissioner Ferguson seconded the motion, which passed with a vote of 3 (Gosline, Ferguson, Jeffrey) No (Aydelott, Marsh)

8. Discussion, Consideration and Take Possible Action on Adoption of Financial Policy for 2020.

Commissioner Marsh made the motion to adopt the 2020 Financial Policy for the City of Vernon.

Commissioner Aydelott seconded the motion, which passed with a unanimous vote.

9. Discussion, Consideration and Take Possible Action on Resolution Number 1042 Calling a General Election for the purpose of filling the offices of Mayor, City Commissioner Precincts 1 and 2.

Commissioner Gosline made the motion to approve Resolution Number 1042 Calling a General Election for the purpose of filling the offices of Mayor, City Commissioner Precincts 1 and 2.

Commissioner Aydelott seconded the motion, which passed with a unanimous vote.

10. Discussion, Consideration and Take Possible Action on purchase of a new Cascade System for the Fire Department.

Fire Chief Oznick presented three bids:

Hoyt	\$46,945.00
August Industries	\$49,199.00
Hoyt	\$50,855.00

Commissioner Aydelott made the motion to approve the bid from Hoyt for \$46,945.00 for a new Cascade System for the Fire Department.

Commissioner Marsh seconded the motion, which passed with a unanimous vote.

11. Discussion, Consideration and Take Possible Action on Ordinance Number 1753 regarding HB 1548 and Off Highway Vehicles

Tony Kemp addressed the Commission "I own a side by side and several properties here in Vernon. Driving from multiple properties would be great. My side by side has all of the equipment, insurance and seatbelts. I am not going to let my kids drive it. If the State of Texas will let us drive these, I hope the City will."

Commissioner Aydelott made the motion to approve Ordinance Number 1753 to include a roll cage or enclosed cab in the definition of Off Highway Vehicles.

Commissioner Gosline seconded the motion, which passed with a unanimous vote.

12. Discussion, Consideration and Take Possible Action on Approval of Resolution Number 1043 to set up a Public Hearing to discuss possible condemnation of structures located at 3518 Wilbarger and 2525 Mesquite.

Commissioner Marsh made the motion to approve Resolution Number 1043 to set up a Public Hearing to discuss possible condemnation of structures located at 3518 Wilbarger and 2525 Mesquite.

Commissioner Gosline seconded the motion, which passed by unanimous vote.

13. Discussion, Consideration, and Take Possible Action on a proposed Interlocal Agreement between the City of Vernon and Wilbarger County for use of county owned radio system for city staff at various city facilities.

Commissioner Aydelott made the motion to approve the Interlocal Agreement between the City of Vernon and Wilbarger County for use of county owned radio system for city staff at various city facilities.

Commissioner Ferguson seconded the motion, which passed by unanimous vote.

14. Discussion, Consideration and Take Possible Action on a proposed contract between the Texas Department of Public Safety and the City of Vernon for the use of office space at 1306 North Main Street in Vernon, Texas.

Commissioner Marsh made the motion to approve the contract between the Texas Department of Public Safety and the City of Vernon for the use of office space at 1306 North Main Street in Vernon, Texas.

Commissioner Aydelott seconded the motion, which passed by unanimous vote.

15. Discussion, Consideration and Take Possible Action to Approve Sale of Tax Properties: Parcel 5755001 3325 Luna to Charles Crocker for \$103.00, Parcel 2643001 2501 Dawson to Charles Crocker for \$103.00, Parcel 728001 2613 Lexington to Donna Sawyer for \$50.00, Parcel 8901001 3105 Wheatley to Charles Crocker for \$65.00, Parcel 2032001 1309 Houston to Charles Crocker for \$106.00, Parcel 240001 2121 Pearl to Jose Mendoza for \$300.00.

Commissioner Aydelott made the motion to approve Sale of Tax Properties: Parcel 5755001 3325 Luna to Charles Crocker for \$103.00, Parcel 2643001 2501 Dawson to Charles Crocker for \$103.00, Parcel 728001 2613 Lexington to Donna Sawyer for \$50.00, Parcel 8901001 3105 Wheatley to Charles Crocker for \$65.00, Parcel 2032001 1309 Houston to Charles Crocker for \$106.00, Parcel 240001 2121 Pearl to Jose Mendoza for \$300.00.

Commissioner Gosline seconded the motion, which passed with a unanimous vote.

16. Discussion of Possible Code Ordinance Changes relating to outdoor storage and junk vehicles.

Community Development Director Monica Wilkinson advised "we are trying to tighten up our ordinances to help improve the appearance of Vernon. When we talk about junk and debris we don't have a good definition. Our outdoor storage ordinance only applies to the corridor district which is mainly commercial. We are proposing an outdoor storage ordinance for our residential area. We are having an issue with people living in unregistered travel trailers."

Mayor Jeffrey advised to bring an ordinance to the Commission for consideration.

17. Discussion, Consideration and Take Possible Action on the renewal of a lease on 52.3 acres of land commonly known as the Brock Farm to Steve Craighead.

Commissioner Aydelott made the motion to renew the lease on 52.3 acres of land commonly known as the Brock Farm to Steve Craighead.

Commissioner Marsh seconded the motion, which passed with a unanimous vote.

18. Discussion, Consideration and Take Possible Action to grant permission to prepare and submit the PIF Project Information Form for the Texas Water Development Board funding

Commissioner Aydelott made the motion to grant permission to prepare and submit the PIF Project Information Form for the Texas Water Development Board funding.

Commissioner Ferguson seconded the motion, which passed with a unanimous vote.

19. Discussion, Consideration and Take Possible Action on the purchase of a new backhoe for the Water Department

Public Works Director Kennon presented two bids as follows:

John Deere 310SL Backhoe	\$93,424.00
Case 2WD 580SN	\$95,500.00

Commissioner Gosline made the motion to approve purchase of John Deere 310SL 2WD with an EXT Dipper and flip-over forks Backhoe at a cost of \$93,424.00 from the Yellowhouse Machinery Company in Wichita Falls Texas for the Water Department.

Commissioner Aydelott seconded the motion, which passed with a unanimous vote.

20. Resume Executive Session

Commissioner Aydelott made the motion to resume Executive Session at 8:24 pm.

Commissioner Gosline seconded the motion, which passed with a unanimous vote.

21. Exit Executive Session

Commissioner Aydelott made the motion to exit Executive Session at 8:28 pm.

Commissioner Gosline seconded the motion, which passed with a unanimous vote.

22. Discussion, Consideration and Take Possible Action on the Appointment of Municipal Court Judge

Commissioner Aydelott made the motion to appoint Dianne Gribble for a one year term as Municipal Court Judge.

Commissioner Gosline seconded the motion, which passed with vote of 3 (Adyelott, Gosline, Ferguson) No (Marsh, Jeffrey)

23. Adjourn

Commissioner Aydelott made the motion to adjourn the meeting at 8:30 pm.

Commissioner Gosline seconded the motion, which passed with a unanimous vote.

Douglas Jeffrey IV Mayor

ATTEST:

Marsha Jo Stone, City Secretary